WATER DAMAGE/REMEDIATION ASSESSMENT

Massachusetts Lottery Headquarters
60 Columbian Street
Braintree, Massachusetts

Prepared by:
Massachusetts Department of Public Health
Bureau of Environmental Health
Indoor Air Quality Program
August 2016

BACKGROUND

Building:	Massachusetts Lottery Headquarters Building
Address:	60 Columbian Street, Braintree, MA
Assessment Requested by:	Richard Reale, Facilities Director
Reason for Request:	Water damage/remediation
Date of Assessment:	August 17, 2016
Massachusetts Department of Public Health/Bureau of Environmental Health (MDPH/BEH) Staff Conducting Assessment:	Cory Holmes, Environmental Analyst/Inspector, Indoor Air Quality (IAQ) Program
Date of Building Construction:	Mid-1980s
Building/Area Description:	The current assessment took place in the warehouse; the mold-remediation occurred on the outside gypsum wallboard (GW) walls of a built-out office within the warehouse.
Building Population:	The affected areas have a staff of 2 employees in the office, and numerous warehouse personnel work in the area.
Windows:	No windows are present in the area.

METHODS

A visual assessment of remediated building materials was performed and moisture testing of remaining materials was conducted with a Delmhorst BD-2100 Moisture Detector. Please refer to the IAQ Manual and appendices for additional information on methods, sampling procedures, and interpretation of results (MDPH, 2015).

RESULTS/DISCUSSION

As reported by Mr. Reale, on May 16, 2016 warehouse staff noticed and reported what appeared to be visible mold growth on the surface of GW on the exterior walls of the warehouse office. The following week the MA Lottery facilities department removed the GW, as well as interior insulation, and replaced with new materials.

Microbial/Moisture Concerns

In order for building materials to support mold growth, a source of water exposure is necessary. The US Environmental Protection Agency (US EPA) and the American Conference of Governmental Industrial Hygienists (ACGIH) recommends that porous materials (e.g., wallboard, carpeting) be dried with fans and heating within 24 to 48 hours of becoming wet (US EPA, 2008; ACGIH, 1989). If porous materials are not dried within this time frame, mold growth may occur. At the time of assessment, no elevated moisture was found in any materials tested and no visual mold growth on building materials was observed.

CONCLUSIONS/RECOMMENDATIONS

In view of the findings at the time of the visit, the following recommendations are made:

1. Continue to monitor the area to ensure any leaks have been repaired.
2. Move furniture/boxes/items at least two inches from the wall to prevent moisture/condensation which can lead to mold growth.
3. For more information about mold consult the US EPA's "Mold Remediation in Schools and Commercial Buildings" published by the US Environmental Protection Agency (US EPA, 2008) (https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide).
4. Refer to resource manual and other related IAQ documents located on the MDPH's website for further building-wide evaluations and advice on maintaining public buildings. These documents are available at: http://mass.gov/dph/iaq.

REFERENCES

ACGIH. 1989. Guidelines for the Assessment of Bioaerosols in the Indoor Environment. American Conference of Governmental Industrial Hygienists, Cincinnati, OH.

MDPH. 2015. Massachusetts Department of Public Health. Indoor Air Quality Manual: Chapters I-III. Available at: http://www.mass.gov/eohhs/gov/departments/dph/programs/environmental-health/exposure-topics/iaq/iaq-manual/.

US EPA. 2008. Mold Remediation in Schools and Commercial Buildings. US Environmental Protection Agency, Office of Air and Radiation, Indoor Environments Division, Washington, D.C. EPA 402-K-01-001. http://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide.